

Santosh Walke



Environmental Protection Team
Leeds City Council
Millshaw Park Way
Leeds
LS11 0LS

Contact: Mr Gary Mann



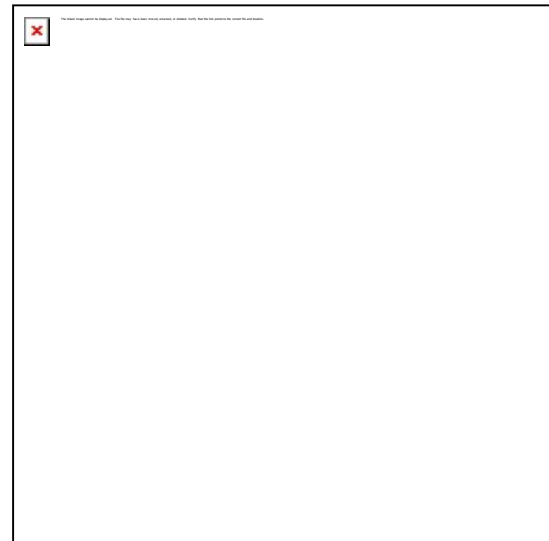
Our reference: 23/068470/EPLA01
2 November 2023

Dear Santosh Walke

Licensing Act 2003

**Name and Address of Premises: Bombay To Goa Limited, Il Piatto, 14 - 16A
Headingley Lane, Headingley, Leeds, LS6 2AS**

We refer to your licensing application for the above premises. We believe you have not given enough information about how you intend to meet a licensing objective, which is to



www.leeds.gov.uk

general enquiries 0113 222
4444

prevent public nuisance. We therefore submit a formal objection to your application that includes information specifically associated with the premises and the area .

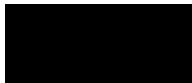
You could meet the objective by agreeing to certain measures that we suggest are reasonable and relevant to your application. Please see part 1 of the enclosed document.

If you agree with the measures please complete and sign part 2 of the enclosed form and return it to us as soon as possible. Once we receive the form we will take it that you wish the licensing authority to amend your operating schedule to include those measures as conditions on the licence. If you disagree with the suggested measures then please complete part 3 and return it to us as soon as possible.

If you feel we should consider anything else or you have any questions please do not hesitate to contact us.

If the opening hours you propose under this application differ to those on the current planning approval then you should also apply to Planning Services to vary the hours. If you operate without planning permission you may have not met the relevant planning condition. You can contact Planning Services on 0113 222 4409.

Yours sincerely



Mr Gary Mann
Senior Environmental Health Officer

PART 1

To be completed by the responsible authority

Leeds City Council's Environmental Action Service

Proposed Controlled Measures under the Licensing Act 2003

Name and Address of Premises: Bombay to Goa Limited, 16A Headingley Lane, Headingley, Leeds, LS6 2AS

The premises is a former café with hours which had sale of alcohol and regulated entertainment until 2300 and hours open to the public, until 2330. The applicant has submitted the following hours for licensable activities:

Recorded Music:

Sunday to Wednesday – 11 to 0100
Thursday - 11 to 0130
Friday and Saturday – 11 to 0200

Late Night Refreshment:

Sunday, Monday and Tuesday – 2300 to 0000
Wednesday and Thursday – 2300 to 0030
Friday and Saturday – 2300 to 0130

Supply of Alcohol:

Sunday, Monday and Tuesday – 1100 to 0000
Wednesday and Thursday – 1100 to 0030
Friday and Saturday – 1100 to 0130

Hours Premises are open to the Public:

Monday to Thursday – 1100 to 0130
Friday and Saturday – 1100 to 0200
Sunday - 1100 to 0100

There are a number of flats above the premises and in 2019 and 2020 the department received complaints in relation to loud music emanating from the premises and use of external speakers. The department also recently received noise complaints in relation to late night music being played at the neighboring commercial premises. This indicates the premises are probably not suitable to play for music for entertainment purposes.

I gather the operator has applied for the hours to provide flexibility, however upon opening the business will be food led. They have speakers mounted directly on the walls and I have advised they may need to install rubber or Anti vibration mounts to reduce vibration/noise through the premises.

There is also low-level extraction below residential windows, which is highly likely to cause odour nuisance given its location. The operator is advised to seek assistance from an extract engineer.

The application premises are situated very close to the Hyde Park Cumulative

Impact Policy area; where it is the council's policy, on receipt of relevant representations, to refuse new and variation applications involving premises that are:

- Café bars and restaurants
- Premises seeking late night refreshment such as takeaways and late opening Restaurants.

However given the previous use was food led we will not submit a full objection but would seek a reduction in hours from what they have applied for.

Having considered the application under the Licensing Act 2003 for the above premises, we consider that the following measures are relevant and reasonable in order to meet the following aim of the licence:

- Prevention of public nuisance

Noise and Vibration

The Hours for Licensable activities shall be restricted to:

Recorded Music:

Sunday to Monday – 11 to 0000

Late Night Refreshment:

Sunday to Monday - 2300 to 0000

Supply of Alcohol:

Sunday to Monday 1100 to 0000

Hours Premises are open to the Public:

Sunday to Monday 1100 to 0000

1. Licensable activities shall be conducted and the facilities for licensed activities shall be designed and operated so as to prevent the transmission of audible noise or perceptible vibration through the fabric of the building or structure to adjoining properties.
2. Noise from a licensable activity at the premises will not be audible at the nearest noise sensitive premises at flats at 2 Regent Park Avenue and 16 Headingley Lane.
3. There shall be no external loudspeakers.
4. Bottles will not be placed in any external receptacle between 11 pm and 7 am the following day to minimise noise disturbance to neighbouring properties.
5. Noise from plant or machinery shall not be audible at the nearest noise sensitive premises during the operation of the plant or machinery. Plant and machinery shall be regularly serviced and maintained to meet this level.

6. The activities of persons using the external areas shall be monitored and they shall be reminded to have regard to the needs of local residents and to refrain from shouting and anti social behaviour etc when necessary.

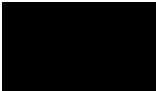
Litter

7. The PLH/DPS shall ensure that litter arising from people using the premises is cleared away regularly and that promotional materials such as flyers do not create litter.

Transport / Pedestrian Movement

8. Clear and legible notices will be displayed at exits, car parks and other circulatory areas requesting patrons to leave the premises quietly having regard to the needs of local residents, in particular emphasising the need to refrain from shouting, slamming car doors, sounding horns and loud use of vehicle stereos and anti-social behaviour.
9. Staff will monitor the activity of persons leaving the premises and remind them of their public responsibilities where necessary.

Signed:



Dated:02/11/2023

PART 2

To be completed by the responsible authority

Leeds City Council's Environmental Action Service
Proposed Controlled Measures under the Licensing Act 2003
Name and Address of Premises: Bombay To Goa Limited, Il Piatto, 14 - 16A
Headingley Lane, Headingley, Leeds, LS6 2AS

I / We BOMBAY 2 GOA

confirm that ~~I am~~ / we are the applicant / the applicant's representative (*delete as appropriate*)
for the premises as stated above.

In signing this document I / we agree with the measures proposed by Leeds City Council's
Environmental Action Service, and we provide our consent for the licensing authority to
incorporate the said measures into the operating schedule for the stated premises.

Signed: 

Dated: 07/11/2023

PART 3

Name and Address of Premises: Bombay To Goa Limited, Il Piatto, 14 - 16A
Headingley Lane, Headingley, Leeds, LS6 2AS

I / We

confirm that I am / we are the applicant / the applicant's representative (*delete as appropriate*)
for the premises as stated above.

I / We formally advise that we are not prepared to accept the proposed measures as
suggested by Leeds City Council's Environmental Action Service.

In this instance we understand that Leeds City Council's environmental action service will
maintain their representation to my /our application, which will now proceed to a hearing
before the licensing sub-committee.

Signed:

Dated:

Please return this document to:

Environmental Protection Team
Leeds City Council
Millshaw Park Way
Leeds
LS11 0LS